

CURRENT OWNER		TOPO	UTILITIES	STRT / ROAD	LOCATION	CURRENT ASSESSMENT				
BV SOUTHWIND LLC						Description	Code	Appraised	Assessed	801 FY2025 BARNSTABLE, MA
C/O BANDERA VENTURES LP					4	COMMERC.	3240	3,168,900	3,168,900	
5820 W NORTHWEST HIGHWAY SUIT		<b>SUPPLEMENTAL DATA</b>				COM LAND	3240	2,502,000	2,502,000	<b>VISION</b>
DALLAS TX 75225	Alt Prcl ID	Split Zonin	IND;HB;B	Plan Ref.	Land Ct#					
	BID Parcel	ResExpt Q		Life Estate	PP STATU					
	#DL 1	PARCEL E		Assoc Pid#						
	#DL 2									
	GIS ID	F_983476_2708042				Total		5,670,900	5,670,900	

RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	Q/U	V/I	SALE PRICE	VC	PREVIOUS ASSESSMENTS (HISTORY)									
BV SOUTHWIND LLC		35097	287	05-04-2022	U	I	61,750,000	1V	Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
OCW RETAIL HYANNIS LLC		22007	0277	05-08-2007	Q	I	4,000,000	00	2025	3240	3,168,900	2024	3240	3,147,100	2023	3240	3,147,100
FLATLEY, JOHN & STOYLE, G D TRS		10546	0286	12-30-1996	U	I	500,000	1B		3240	2,502,000		3240	2,502,000		3240	2,502,000
GIBBS MANAGEMENT CORP		7815	0108	12-15-1991	Q	I	475,000	U									
RICHMOND HOLDINGS CORP		7579	0188	06-15-1991	U	I	1	A									
		Total							5,670,900		Total		5,649,100		Total		5,649,100

EXEMPTIONS				OTHER ASSESSMENTS				This signature acknowledges a visit by a Data Collector or Assessor										
Year	Code	Description	Amount	Code	Description	Number	Amount	Comm Int										
			Total				0.00											

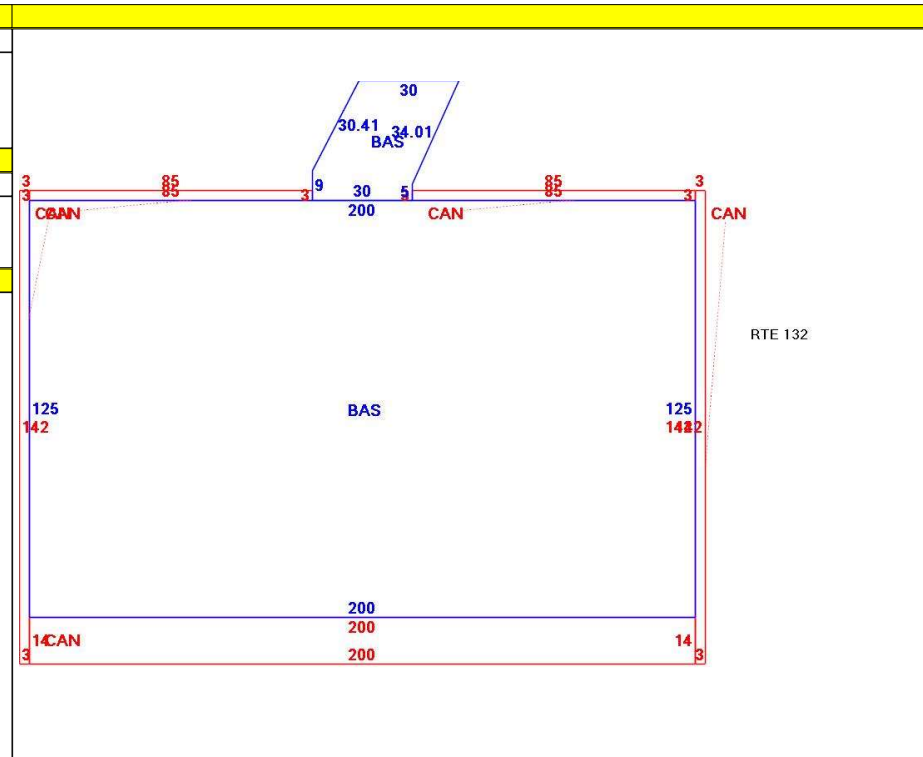
ASSESSING NEIGHBORHOOD				APPRAISED VALUE SUMMARY				
Nbhd	Nbhd Name	B	Tracing	Batch				
CI23				HYAN				

NOTES										VISIT / CHANGE HISTORY					
--WHOLE FOOD MKT--										Date	Id	Type	Is	Cd	Purpost/Result
										07-10-2024	SR	01		03	Cycl Insp Comp
										04-29-2020	GM	04		FR	Field Review
										06-01-2018	TR	22		22	Change of Address
										04-14-2016	NF	03		16	In Office Review
										10-14-2014	JR	03		16	In Office Review
										Total Appraised Parcel Value				5,670,900	

BUILDING PERMIT RECORD										VISIT / CHANGE HISTORY					
Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments		Date	Id	Type	Is	Cd	Purpost/Result
17-3140	09-25-2017	803	Addn Alt-Comm	20,000		100		install composting tank		07-10-2024	SR	01		03	Cycl Insp Comp
16-517	03-07-2016	836	Sign	0		100		2 wall signs 50 sq each Ethan		04-29-2020	GM	04		FR	Field Review
201502402	05-04-2015	CM	Commercial	3,000		100		INSTALL 8 FOOTINGS FOR F		06-01-2018	TR	22		22	Change of Address
201501977	04-27-2015	CM	Commercial	55,000		100		2 FOOD CANTINA/TRUCK &		04-14-2016	NF	03		16	In Office Review
201309124	12-17-2013	CM	Commercial	2,500	05-08-2014	100	06-30-2014	STORAGE TRAILERS 12/16/1		10-14-2014	JR	03		16	In Office Review
201309093	12-17-2013	CM	Commercial	2,225,000	05-08-2014	100	06-30-2014	ALTERATION TO EXIST BLD							
201308256	11-08-2013	CM	Commercial	50,000	05-08-2014	100	06-30-2014	FND ADDN 34X30							

LAND LINE VALUATION SECTION																		
B	Use Code	Description	Zone	LA	Land Type	Land Units	Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nbhd Adj	Notes	Location Adjustme	Adj Unit Pric	Land Value		
1	3240	SUPERMARKET	SPLI	4	Hyannis	3.000	AC	330,000.00	1.00000	C	1.00	CI23	2.500	SITE		0	825,000	2,475,000
1	3240	SUPERMARKET	SPLI	4		0.540	AC	39,600.00	1.26150	R	1.00		1.000	EXCS		0	49,955.4	27,000
Total Card Land Units						3.54	AC	Parcel Total Land Area: 3.54					Total Land Value			2,502,000		

CONSTRUCTION DETAIL			CONSTRUCTION DETAIL (CONTINUED)		
Element	Cd	Description	Element	Cd	Description
Style	22	Supermarket			
Model	94	Commercial			
Grade	B-	Custom Minus			
Stories	1				
Occupancy	1.00				
<b>MIXED USE</b>					
Exterior Wall 1	11	Clapboard	Code	Description	
Exterior Wall 2	19	Brick Veneer	3240	SUPERMARKET	
Road Structure	01	Flat		Percentage	
Road Cover	04	Tar & Gravel		100	
Interior Wall 1	05	Drywall		0	
Interior Wall 2				0	
Interior Floor 1	03	Concr Finished	<b>COST / MARKET VALUATION</b>		
Interior Floor 2			RCN	3,205,674	
Heating Fuel	03	Gas	Year Built	1997	
Heating Type	04	Hot Air	Effective Year Built	2007	
AC Type	03	Central	Depreciation Code	G	
Size Adj Tbl	3240	SUPERMARKET	Remodel Rating		
Total Rooms			Year Remodeled		
Bedrooms	00		Depreciation %	13	
Full Bathrooms	0		Functional Obsol	0	
Bath Split	00	0 Full-0 Half	External Obsol	0	
Rms/Partitions	02	AVERAGE	Trend Factor	1	
Heat/AC	01	HEAT/AC PKGS	Condition		
Frame Type	03	MASONRY	Condition %		
Baths/Plumbing	02	AVERAGE	Percent Good	87	
Ceiling/Wall	08	TYPICAL	RCNLD	2,788,900	
Common Wall	00	0%	Dep % Ovr		
Wall Height	20.00		Dep Ovr Comment		
1st Floor Use:	3251		Misc Imp Ovr		
Sewer Occupan			Misc Imp Ovr Comment		
			Cost to Cure Ovr		
			Cost to Cure Ovr Comment		



OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)										
Code	Description	L/B	Units	Unit Price	Yr Bilt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
PAV1	PAVING-ASPH	L	40,650	3.00	2004		70		0.00	85,400
SPR1	SPRINKLERS-	B	26,108	4.10	2006		87		0.00	93,100
PAV1	PAVING-ASPH	L	25,300	3.00	2014		90		0.00	68,300
PAT1	Patio- Average	L	5,080	5.89	1997		78		0.00	17,100
PAT2	Patio-Good	L	600	9.94	2007		88		0.00	5,000
LT1	LT POLE W/MH	L	11	4251.00	2014		90		0.00	42,100
LP24	Light Pole-24'	L	6	2596.00	2014		90		0.00	14,000
LTHL	Halide Light Flx	L	14	1495.00	2014		90		0.00	18,800
LDWL	Load well w/pav	L	2,160	17.23	2014		95		0.00	35,400
PKBR	Parking Bumper	L	15	52.17			100		0.00	800

BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	26,108	26,108	26,108	120.86	3,155,397	
CAN	Canopy	0	4,162	416	12.08	50,278	
Ttl Gross Liv / Lease Area		26,108	30,270	26,524		3,205,675	

